

## GIS REGISTRY INFORMATION

Old Dog

<b>SITE NAME:</b>	Fox Valley Tech College			<b>FID #</b>	
<b>BRRTS #:</b>	03-45-219775			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	54914-1698-25				
<b>CLOSURE DATE:</b>	October 15, 2003				
<b>STREET ADDRESS:</b>	1825 N. Bluemound Drive				
<b>CITY:</b>	Appleton				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	642747	<b>Y =</b>	424179
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input checked="" type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b>• IF YES, STREET ADDRESS:</b>					
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>OFF-SOURCE SOIL CONTAMINATION</b> <b>&gt;Generic or Site-Specific RCL (SSRCL):</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b>• IF YES, STREET ADDRESS 1:</b>					
<b>• GPS COORDINATES</b> (meters in WTM91 projection):	<b>X =</b>		<b>Y =</b>		
<b>CONTAMINATION IN RIGHT OF WAY:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
<b><u>DOCUMENTS NEEDED</u></b>					
<b>Closure Letter, and any conditional closure letter issued</b>					<input checked="" type="checkbox"/>
<b>Copy of most recent deed, including legal description, for all affected properties</b>					<input checked="" type="checkbox"/>
<b>Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties</b>					<input checked="" type="checkbox"/>
<b>County Parcel ID number, if used for county, for all affected properties....Old Dog....Deed Filed</b>					<input checked="" type="checkbox"/>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<input checked="" type="checkbox"/>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<input checked="" type="checkbox"/>
<b>Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)....Shaded...Old Dog</b>					<input checked="" type="checkbox"/>
<b>Tables of Latest Soil Analytical Results (no shading or cross-hatching)</b>					<input checked="" type="checkbox"/>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map....Old Dog...Deed Filed					<input checked="" type="checkbox"/>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<input checked="" type="checkbox"/>
<b>GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)</b>					<input checked="" type="checkbox"/>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					<input checked="" type="checkbox"/>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14' if paper copy)					<input checked="" type="checkbox"/>
<b>RP certified statement that legal descriptions are complete and accurate.....Old Dog...Deed Filed</b>					<input checked="" type="checkbox"/>
<b>Copies of off-source notification letters (if applicable)</b>					<input checked="" type="checkbox"/>
<b>Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)</b>					<input checked="" type="checkbox"/>
<b>Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure...Restriction....Old Dog</b>					<input checked="" type="checkbox"/>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

October 15, 2003

Mr. Rick Volkman  
Fox Valley Technical College  
1825 N Bluemound Rd  
PO Box 2277  
Appleton, WI 54912-2277

RE: Final Closure

Commerce # 54914-1698-25      WDNR BRRTS # 03-45-219775  
Fox Valley Tech College, 1825 N Bluemound Dr, Appleton

Dear Mr. Volkman:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable State and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0025.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Thomas Verstegen'. The signature is fluid and cursive, written over the printed name.

Thomas Verstegen  
Department of Commerce  
PECFA - Site Review Section

cc: Scott McKittrick – Northern Environmental  
Case File



ENVIRONMENTAL & REGULATORY SERVICES  
2129 Jackson Street  
Oshkosh, Wisconsin 54901  
(920) 424-0025  
TDD #: (608) 264-8777  
[www.commerce.state.wi.us](http://www.commerce.state.wi.us)

Tommy G. Thompson, Governor  
Brenda J. Blanchard, Secretary

March 31, 2000

Mr. Muhammad Huda  
Fox Valley Technical College  
1825 N. Bluemound Road  
Appleton, WI 54914

Subject: Case Closure – Fox Valley Tech – Gasoline Tanks  
1825 N. Bluemound Road, Appleton  
COMMERCE #54914-1698-25-C DNR #03-45-219775

Dear Mr. Huda:

The above referenced site was reviewed for closure by Wisconsin Department of Commerce PECFA Site Review staff in response to the closure request prepared by your consultant, Northern Environmental. The Wisconsin Department of Natural Resources (WDNR) transferred this site to the Wisconsin Department of Commerce on February 15, 2000 for regulatory oversight. It is understood that there is residual soil and groundwater contamination present on site. Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health and no further investigation or remedial action is necessary.

The following items are necessary to satisfy the conditions of closure:

1. A notification must be placed on the property deed addressing residual groundwater impacts. Enclosed is an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for approval prior to filing. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information.
2. All monitoring well abandonment forms.

**IMPORTANT:** Before this case can be officially listed as "closed" on the Wisconsin Department of Commerce/Natural Resources computer database, you or your consultant must submit the requested information.


If, in the future, site conditions indicate that any contamination that remains poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

It is important to realize that if the land use conditions change in the future and the contaminated soil is disturbed, appropriate measures must be implemented to assure any residual contamination is managed following all applicable State of Wisconsin regulations and standards.

Conditional Case Closure  
Fox Valley Technical College – 54914-1698-25-C  
1825 N. Bluemound, Appleton

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at 920-424-0025.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas Verstegen".

Thomas Verstegen  
Hydrogeologist  
Department of Commerce

~~cc~~

PECFA File – pf\pecfa\549\54914\169825c\close well.doc  
Mr. Stuart Gross – Northern Environmental

**1553769**

Document Number

**NOTICE OF CONTAMINATION TO  
PROPERTY****In Re:**

A tract of land being part of the Northeast ¼ of Section 20, part of the Northeast ¼ of the Southeast ¼ of Section 20 and part of the Northwest ¼ of the Southeast ¼ of Section 20, all in Township 21 North, Range 17 East, Town of Grand Chute, Outagamie County, Wisconsin, bounded and described as follows:

Commencing at the East ¼ corner of said Section 20 as the point of beginning; thence South 1° 14' East, along the East line of Section 20, 210.20 feet; thence North 89° 48' West, 1481.30 feet to a point in the East line of lands described in Volume 757 of Records, Page 541; thence North 0° 12' East, 200.0 feet to the Northeast corner of said lands; thence North 89° 48' West, along the north line of said lands, 979.0 feet to a point in the East right-of-way line of U.S.H. "41"; thence North 2° 18' West, along said right-of-way line, 113.0 feet; thence North 0° 12' East, along said right-of-way line, 977.20 feet; thence Northerly, along the arc of a curve in the right-of-way of U.S.H. "41", the radius of which is 1562.3 feet to the East and the chord of which bears North 16° 22' East and is 868.21 feet long; thence continuing along the arc of said curve, the chord of which bears North 57° 36' East and is 1325.29 feet long; thence North 88° 22' East, along the north line of Section 20, 385.06 feet; thence South 88° 22' East, along the south right-of-way line of Northland Avenue, 650.80 feet to the East line of Section 20; thence South 1° 14' East, along the East line of Section 20, 2625.44 feet to the point of beginning and containing 142.9 acres of land.

STATE OF WISCONSIN )

COUNTY OF WINNEBAGO )

ss

Section 1. The Fox Valley Technical College is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene, Xylene, and Naphthalene contaminated groundwater above NR 140 enforcement standards exist(s) on this property in the area of the former gasoline tanks. The former gasoline underground storage tank systems were located at the northwest corner of Building H. Building H is identified in Figure 1, hereby attached and made part of this document. Petroleum affected groundwater above ch. NR140 Wis. Adm. Code enforcement standards existed on this property on November 3, 1999 in the area of monitoring well MW100 as shown in Attachment 2, identified as Figure 2, hereby attached to and made a part of this document.

OUTAGAMIE COUNTY  
RECEIVED FOR RECORD

JUN 25 2003

AT 9:25  
O'CLOCK A.M. P.M.  
JANICE FLENZ  
REGISTER OF DEEDS

**Recording Area****Name and Return Address**

Fox Valley Technical College  
1825 North Bluemound Drive  
Appleton, Wisconsin 54914

ATTN: RICHARD VOLKMAN

ENVELOPE

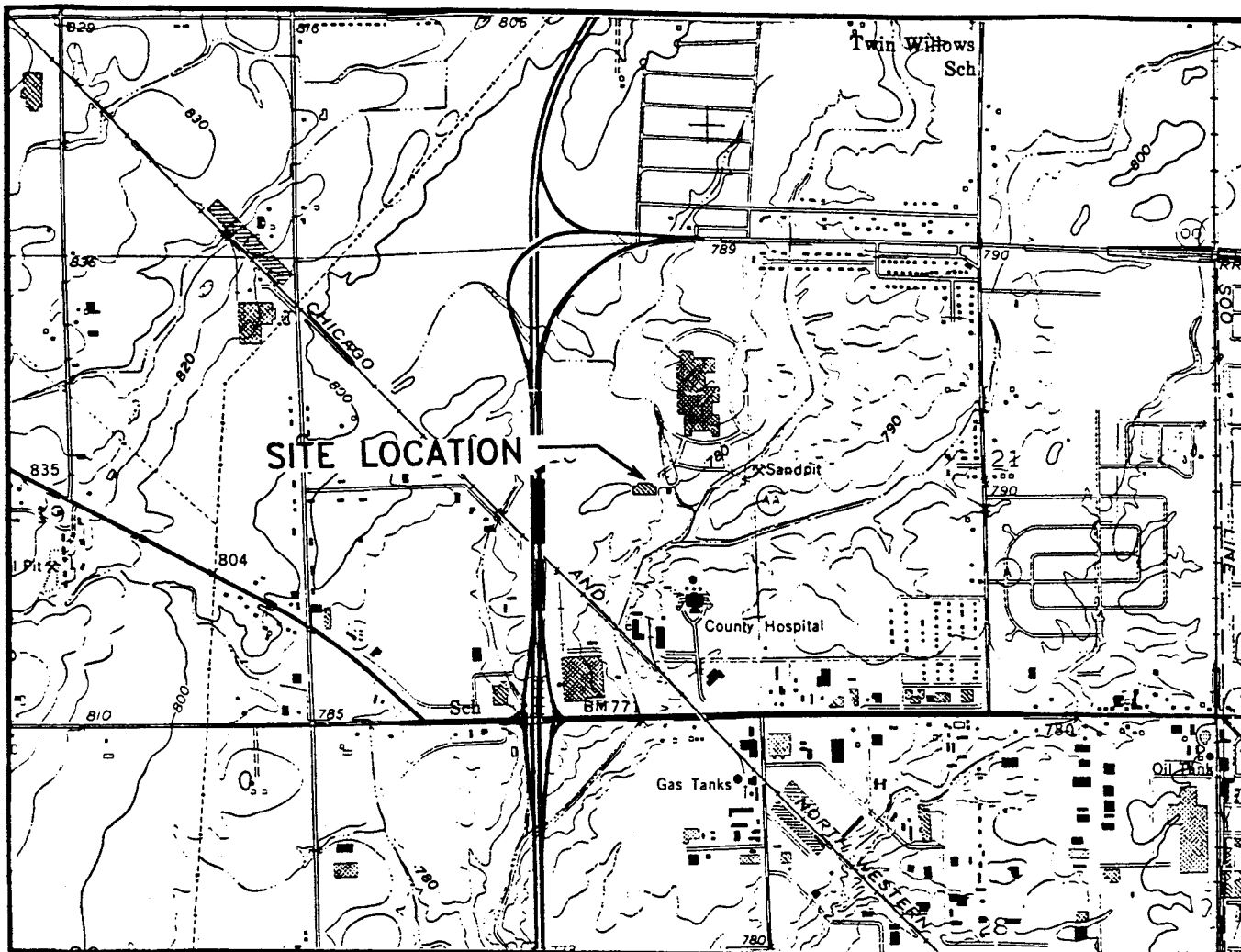
**Parcel Identification Number (PIN)**

3

Section 3. The owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied, and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restriction set forth in this covenant is no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restriction contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules, and laws for this property. If the Department determines that the restriction can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that the restriction is no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.



SCALE IN FEET

1" = 2000'



CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929



BASE MAP SOURCE: USGS APPLETON, WISCONSIN USGS QUADRANGLE, 7.5 MINUTE SERIES, 1955

QUADRANGLE LOCATION

DRAWN BY: KTK PROJECT: FTC08-1109-0391 DATE: 08/03/00

REV. DATE

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**Northern Environmental**  
Hydrologists • Engineers • Geologists

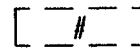
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FIGURE 1

SITE LOCATION AND LOCAL TOPOGRAPHY  
FOX VALLEY TECHNICAL COLLEGE  
APPLETON, WISCONSIN

FOR: FOX VALLEY TECHNICAL COLLEGE

# LEGEND



FORMER UNDERGROUND  
STORAGE TANK (UST)

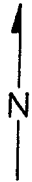
UST DESCRIPTIONS: TANK 3 = 10,000 GALLON UNLEADED GASOLINE  
TANK 4 = 10,000 GALLON UNLEADED GASOLINE



LOCATION OF FORMER DISPENSER



DIVISION OF SURFACE MATERIAL  
MONITORING WELL LOCATION



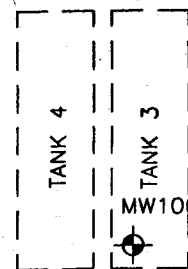
MW400

(ASPHALT)

(ASPHALT)

FORMER  
DISPENSER  
ISLAND

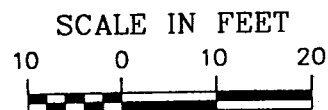
MW300



GARAGE DOOR  
MW200

(CONCRETE)

BUILDING H



DRAWN BY: KTK

PROJECT: FTC08-1109-0391

DATE: 07/23/99

REV. DATE

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FIGURE 2

MONITORING WELL LOCATIONS  
FOX VALLEY TECHNICAL COLLEGE  
APPLETON, WISCONSIN

FOR: FOX VALLEY TECHNICAL COLLEGE



**Table 4: Ground-Water Analytical Results (Detected Compounds Only)**  
**Fox Valley Technical College, Appleton, Wisconsin**

Well ID	Date Sampled	Lead	Benzene	sec-Butylbenzene	n-Butylbenzene	Ethylbenzene	Isopropylbenzene	p-Isopropyltoluene	MTBE	Naphthalene	n-Propylbenzene	Toluene	1,2,4-Trimethylbenzene	1,3,5-Trimethylbenzene	Xylenes
WDNR PAL (µg/l)		1.5	0.5	NE	NE	140	NE	NE	12	8	NE	68.6	NE	NE	124
WDNR ES (µg/l)		15	5	NE	NE	700	NE	NE	60	40	NE	343	NE	NE	620
MW100	07/30/99	1.2"J"	220	31	200	130	8.9"J"	7.6"J"	36	800	27	120	1500	450	3700
	11/03/99	---	130	---	---	100	---	---	31"J"	770	---	60"J"	2000	540	2800
MW200	07/30/99	<1	7.2	<0.34	0.46"J"	0.87"J"	<0.34	<0.31	15	2.5"J"	<0.3	<0.35	2.9	<0.64	1.3"J"
	11/03/99	---	4.5	---	---	1.2	---	---	4.7	3.2	---	<0.38	3.7	<0.36	1"J"
MW300	07/30/99	<1	<0.32	<0.34	<0.23	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	<0.35	<0.64	<0.66
	11/03/99	---	<0.25	---	---	<0.32	---	---	<0.21	---	---	<0.38	<0.34	<0.36	<0.67
MW400	07/30/99	<1	<0.32	<0.34	0.39"J"	<0.34	<0.34	<0.31	<0.31	<0.88	<0.3	<0.35	0.84"J"	<0.64	<0.66
	11/03/99	---	<0.25	---	---	<0.32	---	---	<0.21	---	---	<0.38	<0.34	<0.36	<0.67

**Note:**

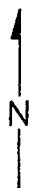
- MTBE = Methyl-Tertiary-Butyl-Ether
- µg/l = micrograms per liter
- WDNR = Wisconsin Department of Natural Resources
- PAL = Preventive Action Limit
- ES = Enforcement Standard
- NE = Not established by WDNR
- "J" = Analyte detected between Limit of Detection and Limit of Quantification
- 
- 32 = WDNR Preventive Action Limit Exceeded
- 32 = WDNR Enforcement Standard Exceeded

**Table 2: Ground-Water Elevations, Fox Valley Technical College, Appleton, Wisconsin**

Well Number	DATE	Ground Elevation	Riser Elevation	Depth to Water (feet below riser)	Depth to Water (feet below grade)	Water Table Elevation
MW100	07/30/99	783.22	783.04	1.94	2.12	781.1
	09/15/99			3.49	3.67	779.55
	11/03/99			4.37	4.55	778.67
MW200	07/30/99	783.50	782.99	2.05	2.56	780.94
	09/15/99			3.70	4.21	779.29
	11/03/99			3.63	4.14	779.36
MW300	07/30/99	783.40	783.04	2.27	2.63	780.77
	09/15/99			3.27	3.63	779.77
	11/03/99			4.95	5.31	778.09
MW400	07/30/99	785.11	784.57	3.54	4.08	781.03
	09/15/99			5.04	5.58	779.53
	11/03/99			6.03	6.57	778.54

**NOTES:**

All Elevations are referenced to an estimated feet above mean sea level



(ASPHALT)

778.25

778.50

MW400  
778.54

778.75

(ASPHALT)

779.00

779.25

MW100  
778.67

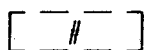
MW200  
779.36

(CONCRETE)

MW300  
778.09

TANK 4

TANK 3



FORMER UNDERGROUND  
STORAGE TANK (UST)

UST DESCRIPTIONS: TANK 3 = 10,000 GALLON UNLEADED GASOLINE  
TANK 4 = 10,000 GALLON UNLEADED GASOLINE



LOCATION OF FORMER DISPENSER



DIVISION OF SURFACE MATERIAL



GROUNDWATER ELEVATIONS AND CONTOUR INTERVALS



GROUNDWATER FLOW DIRECTION



VENT PIPE

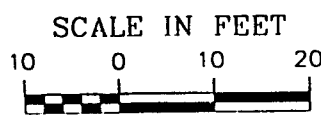


MONITORING WELL LOCATION WITH GROUNDWATER ELEVATIONS

NOTE: GROUNDWATER ELEVATIONS BASED ON NOVEMBER 3, 1999 ELEVATION DATA

GARAGE DOOR

BUILDING



DRAWN BY: CLW

PROJECT: FTC08-1109-0391

DATE: 12-15-99

REV. DATE

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Hydrologists • Engineers • Geologists

FIGURE 3

GROUND-WATER ELEVATIONS AND  
FLOW DIRECTION, NOVEMBER 3, 1999  
FOX VALLEY TECHNICAL COLLEGE  
APPLETON, WISCONSIN

FOR: FOX VALLEY TECHNICAL COLLEGE